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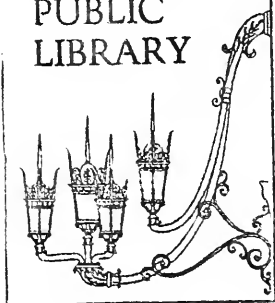
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LA 100-111

on of Community Development for a planning advance
d Harvard-Aspinwall Urban Renewal Area. This ap
in accordance with Massachusetts General Laws,
56 and 57 and with Rules and Regulations issued
ent of Community Affairs.



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B



7100-71

Property of
BOSTON REDEVELOPMENT AUTHORITY
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INTRODUCTION

This document is the Brookline Redevelopment Authority's application to the Massachusetts Department of Community Affairs, Division of Community Development for a planning advance for the proposed Harvard-Aspinwall Urban Renewal Area. This application is made in accordance with Massachusetts General Laws, Chapter 121B, Section 56 and 57 and with Rules and Regulations issued by the Department of Community Affairs.

35
B



REQUIRED MATERIAL FOR PLANNING ADVANCE

Section

1. Resolution of Board of Selectmen authorizing application for both site eligibility study and Planning Advance Loans.
2. Certificate of recording officer authenticating resolution as passed.
3. Application of authority.
4. Renewal project area data including findings that the site meets the project eligibility requirements.
5. Statement explaining susceptibility of project area for redevelopment purposes.
6. Statement explaining selection and delineation of the project area.
7. Analysis of the need of redevelopment project to economic well-being of municipality.
8. Evidence of ineligibility of project under National Housing Act of 1949 as amended.
9. Map of municipality identifying boundaries of the proposed project area, the location of other federally or state-aided urban renewal areas, and the structural environment surrounding the project area.
10. Status of other renewal action programs.
11. Survey and planning budget.
12. Local Public Agency staffing and salary schedule. Survey & Planning work to be performed under contract with cost per item.
13. Resolution of authority authorizing application for a planning advance fund.
14. Resolution of authority authorizing chairman to execute planning advance contract.
15. Resolution of Planning Board approving the site eligibility study and planning advance funds.
16. Estimated budget of proposed project.
17. Appendices.
18. Exhibits.



TOWN of BROOKLINE

Massachusetts

SELECTMEN'S OFFICE
RICHARD T. LEARY
EXECUTIVE SECRETARY

August 24, 1970

SEP 30 1970

IN BOARD OF SELECTMEN

After consideration, it was on motion unanimously

VOTED: To adopt the following Resolution authorizing Application for Grant-In-Aid Funds, Site Eligibility Study, Planning Advance Funds and Consent to Proceed-- Harvard-Aspinwall Project:

Resolved:

Section 1. The following described area in the Town of Brookline, known as the Municipality, said area being known as Harvard-Aspinwall, as a decadent area, a substandard area or blighted open area and is an urban renewal or redevelopment area within the intendment of the redevelopment laws of the State: Bounded by Harvard Street on the north and west, Aspinwall Avenue on the south, and Lots 3, 4, 5 and 28-59 of Block 155, as designated by the 1969 Brookline Town Atlas, on the east.

Section 2. The existence of said area is impairing and arresting the sound growth and development of the Municipality and is inimical to the public health, safety, morals and welfare of the inhabitants thereof and of the State.

Section 3. The municipality is undertaking an urban renewal project in said area, hereinafter called the Project, under and pursuant to Chapter 121B, Sections 56 and 57 of the General Laws.

Section 4. The development of the Project is essential to the sound growth and development of the Municipality and to the welfare of the inhabitants thereof.

Section 5. It is necessary and in the public interest that the Municipality avail itself of the financial assistance provided by the redevelopment laws of the State for the purpose of carrying out the Project.

Section 6. The Municipality hereby expresses its intent and recognizes its responsibility, without, however, incurring any legal obligation, to do whatever is necessary or appropriate to carry out the Project, except as may be explicitly stated in a co-operation agreement between the Municipality and the Authority.

Section 7. The Municipality's Redevelopment Authority is hereby authorized and directed to file an application prescribed by the Dept. of Community Affairs for an allocation of State financial assistance for residential urban renewal and redevelopment project in an amount not to exceed \$1,418,000 and for a site eligibility study in an amount not to exceed \$1,000 and for an advance of funds in an amount not to exceed \$25,000 for the cost of surveys and plans and administrative expenses in preparation of the Project (and a Consent to Proceed); and upon approval of said application to undertake surveys, studies, and plans for the Project.

A t t e s t:



Executive Secretary

Brookline Redevelopment Authority

COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF COMMUNITY DEVELOPMENT

SHEET 1 OF 2

CERTIFICATE OF MUNICIPAL CLERK

The undersigned hereby certifies, as follows:

1. That he is the duly qualified and acting Town Clerk of the Town of Brookline, herein called the "Municipality", and the keeper of the records of the Municipality, including the journal of proceedings of the Board of Selectmen, herein called the "Governing Body";
2. That the attached resolution is a true and correct copy of the resolution as finally adopted at a meeting of the Governing Body held on the 24th day of August, 1920, and duly recorded in his office;
3. That said meeting was duly convened and held in all respects in accordance with law and to the extent required by law due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting, and a legally sufficient number of members of the Governing Body voted in the proper manner and for the adoption of said resolution; and all other requirements and proceedings under law incident to the proper adoption or passage of said resolution, have been duly fulfilled, carried out and otherwise observed;
4. That if an impression of the seal has been affixed below, it constitutes the official seal of the Municipality and this

certificate is hereby executed under such official seal. If no seal has been affixed below, the Municipality does not have and is not legally required to have an official seal;

5. That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF the undersigned has hereunto set his hand this

14th day of October, 1922

(Seal)

ATTEST

Thomas H. Larkin
(Signature of Recording Officer)

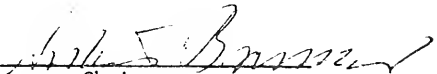
Thomas H. Larkin
(Signature of Attesting Officer)

Town Clerk
(Title of Attesting Officer)

Application of Redevelopment Authority
For Site Eligibility Study

The Town of Brookline acting herein by its Redevelopment Authority hereby requests that an advance of funds be made for the cost of a site eligibility study in an amount not to exceed \$2,600.

Town of Brookline
Acting herein by its
Redevelopment Authority

by 
Chairman

APPLICATION OF REDEVELOPMENT AUTHORITY
FOR PLANNING ADVANCE

The Town of Brookline acting herein by its Redevelopment Authority hereby requests that an advance of funds be made for the cost of Survey, Plans and Administrative Expenses in accordance with said Chapter 121B in an amount not to exceed \$43,050. and in support of this request, documentation is hereby submitted and made a part of this application.

Town of Brookline
Acting herein by its
Redevelopment Authority

by Wm. - Barron
Chairman

COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF COMMUNITY DEVELOPMENT

SHEET 1 OF 2

RESOLUTION OF THE BROOKLINE REDEVELOPMENT AUTHORITY
AUTHORIZING THE FILING OF AN APPLICATION FOR A
SITE ELIGIBILITY STUDY

COMMUNITY Brookline, Massachusetts

PROJECT Harvard-Aspinwall

DATE September 14, 1970

Whereas, it is necessary and in the public interest that the Brookline Redevelopment Authority avail itself of financial assistance provided by Section 56 and 57 of Chapter 121B of the General Laws as amended to carry out the Urban Renewal Project known as Harvard-Aspinwall of Brookline, Massachusetts, and bounded generally on the north by Harvard Street and south by Aspinwall Avenue, the east by lots 3, 4, 5 and 28-59 of Block 155 and the west by Harvard Street, hereinafter referred to as the "Project".

Now, therefore, be it resolved by the Brookline Redevelopment Authority that an Application on behalf of the Brookline Redevelopment Authority for an advance of funds under Section 56 and 57 of Chapter 121B as amended in the amount of \$2,600., is hereby approved and that the Chairman is hereby authorized and directed to execute and file such Application with the Department of Community Affairs and to provide such additional information and to furnish

such documents as may be required in behalf of the said Department and to act as the authorized correspondent of the Brookline Redevelopment Authority.

The preceding is certified to be a true extract of a resolution of the Brookline Redevelopment Authority, dated September 14, 1970.

Chairman

Secretary

PROJECT AREA DATA

A. LOCATION

The proposed Harvard-Aspinwall Urban Renewal Project is located half way between Coolidge Corner and the Brookline Village M.B.T.A. stop. It is bounded by Harvard Street on the north and west, by Aspinwall Avenue on the south and by an existing medium-density apartment development on the east. The present usage is mixed industrial, residential and commercial. Immediately southwest of the project area is the present nucleus of the Town Civic Center. Presently this includes the Main Library, the recently constructed Town Hall, the Public Health Center and the Pierce School. This area will be improved and enlarged by the new Pierce School which will be constructed during 1970-1971 and by the modernization and enlargement of the Main Library in 1973.

Directly to the south of the Harvard-Aspinwall area is the future site of Brookline's fourth Federally-aided urban renewal program for the Village area. Except for spot clearance this project will consist principally of rehabilitation activities.

B. SITE ELIGIBILITY

The Harvard-Aspinwall area qualifies as a State-aided urban renewal area within the frame of the statutory definition as a decadent area:

1. Located within this area are twenty-four buildings and based on a preliminary investigation, only four of the buildings appear to be in

standard condition and in need of no repair.

However, eleven of the structures are substandard to a degree warranting clearance. These are broken down as follows:

- a. Four are cement block and brick structures with either major structural defects or a number of minor defects which, taken together, render them substandard.
 - b. Two are metal structures which show evidence of bowing and sagging.
 - c. Three are frame residential structures that show evidence of a combination of major and minor structural defects which render them substandard.
 - d. One frame structure containing residential and non-residential uses which shows evidence of major structural defects.
 - e. One is a wooden frame storage shed which is bowed, sagging and deteriorated.
2. A residential structure which has inadequate light and open space. A three story brick structure is built to within five feet of it on two sides.
 3. The present interior street pattern is obsolete, as it is narrow, unimproved, and does not adequately serve the interior parcels of land.

4. Fifteen months ago the structure on one of the interior lots burned down. It is unlikely that the structure will be replaced as the parcel is not adequately served by a right-of-way, and because it is surrounded by uses incompatible to its present residential zoning.

C. PLANNING PROPOSALS

The entire 8 acre site will be used for residential development. The Redevelopment Authority will acquire all the land except the 2-1/4 acres presently owned by Sacks. (See property map exhibit). Although detailed land use and design regulation have yet to be developed, it is anticipated that Sacks will redevelop an area equivalent to what they presently own for high density (approximately 100 units per acre) residential use. In addition, Sacks will be permitted to include between 20,000 and 25,000 square feet of commercial space in their development. The remaining 5-2/3 acres of land will contain two types of residential units. Approximately 1-1/3 acres will be devoted to high density (approximately 100 units per acre) residential use. It is anticipated that these units will serve low and middle income elderly families and individuals. The remaining 4-1/3 acres will be used for low density apartments (25 units per acre) for low to middle income families. Space will be included in this development for such necessary social services as day care and elderly centers.

During the planning stage detailed attention will be given to the site's potential for various types of residential development. When the optimum use of the site has been decided, detailed design and development controls will be drawn up to insure the highest quality of residential living. All redevelopers will be subject to the same design review process as is required by the Authority in

its federally assisted projects.

D. TAX REVENUE

The present yearly (1970) tax revenue generated by the entire eight acre area is \$78,302. Present conservative estimates indicate that this will be increased by \$190,000 per year after the development is complete. This estimate is based on a development consisting of 220 units of moderate income housing, 200 units of luxury housing and 20,000 square feet of commercial space which will be part of the luxury housing development.

E. PUBLIC AND COMMERCIAL FACILITIES

The residents of this new development will be more than adequately served by public and commercial facilities. Day Care and Elderly Centers as well as commercial space will be part of the new development. In addition, the residents will be served by the 2-1/2 acre Pierce School Playground which is across the street on the west. The Health Center, Main Library, Town Hall, Elementary and High School are all within walking distance as are the Riverside and Beacon Street M.B.T.A. transit lines.

F. RELOCATION

A recent study of the proposed urban renewal area reveals that the following families, individuals and businesses would be displaced:

10 businesses

11 families

10 elderly individuals

11 non-elderly individuals

1. Families and Individuals

The successful relocation of families and individuals would appear to impose no particular problems. It will be possible to stage the development in such a way that the present residents who wish may move directly into the new housing or the housing to be built in the Marsh Project.

2. Businesses

It is quite obvious that the successful relocation of the business presently located in the Harvard-Aspinwall area will present a difficult challenge to the Redevelopment Authority. What is not so obvious, however, is that it is impossible at this stage to give precise answers as to where these businesses will be relocated. Business relocation is unlike residential relocation. In the latter case one can plan 2, 3 and 4 years ahead where to relocate the majority of the families. At this stage in the development of the plan for the Harvard-Aspinwall area we know that it will be possible to stage the development of this project so that those families and individuals who so desire can relocate from their present on-site residence into living units in the new development. However, it is not this easy to come up with solutions for businesses this early in the planning phase. What is possible is to give some analysis of the problem and then suggest various avenues of approach which can be

taken during the detailed planning and execution phase so that these businesses receive equitable treatment from the Town of Brookline.

The following types of commercial establishments are presently located in the Harvard-Aspinwall area and it is proposed that realistic relocation plans be developed for each business during the detailed planning phase. This will be done prior to project execution and would certainly be one of the criteria by which the total renewal plan would be evaluated:

- auto body shop
- auto seat cover shop
- carpenter, builder
- auto dealer
- piano dealer
- wholesale tire shop
- funeral director
- gas station
- car wash
- restaurant

First of all it is entirely possible that at least two of these businesses could be successfully relocated into new commercial space which will be part of the total development. The urban renewal plan for this area could be written in such a way that the developers would make this an economic feasibility. The two establishments which this pertains to are the restaurant and the piano dealer.

Secondly, it will be necessary during the detailed planning phase to determine which businesses are

absolutely dependent upon a Brookline location for the carrying on of their business. Prior to carrying out residential relocation resources have to be available within the boundary of the community. However, this is not necessary with commercial relocation. There is limited space in Brookline for many of the types of commercial establishment being relocated from this area. This fact is not necessarily bad because Brookline is not an isolated community but is part of a total metropolitan area and is coming more and more to serve primarily a residential function within the larger community. If it turns out during the detailed planning phase that several of the establishments are not dependent on Brookline locations, then it will not be a difficult matter to obtain space for them elsewhere in the metropolitan area. Initially it appears that the auto body shop, auto seat cover shop, auto dealer, wholesale tire shop, car wash, gas station and carpenter builder could relocate outside of Brookline. However, it is our intention to relocate them in Brookline unless they indicate to the contrary. Thirdly, for those businesses that are dependent upon their present location for the successful operation of their enterprise, it would be appropriate at this time to go before the Planning Board and ask that as a policy they give favorable recommendations for variances to the Board of Appeals for businesses such as the funeral

director in situations where suitable facilities can be found in the immediate vicinity which do not conform to the zoning by-laws. Since the funeral director needs to stay in the immediate vicinity, he will be kept on as long as three or four years, or until suitable relocation facilities can be found.

Fourth, if this project is approved, it would obviously have an effect on how the planning for the proposed Cameron Project is carried out. Attempts would have to be made to make certain that there are provisions in the Cameron area for those establishments that are absolutely dependent upon a Brookline location. Here again it is proposed that the Cameron Urban Renewal Plan be written in such a way that it would make such relocation a financial feasibility.

Fifth, it is entirely possible that the successful relocation of several of these businesses will take skills that the Redevelopment Authority does not possess. Therefore, it is proposed that professional business relocation consultants be called in to work out feasible relocation plans for such businesses. Professional relocation consultants working in concert with local staff can ensure successful relocation.

3. INDIVIDUAL BUSINESS SYNOPSIS

Restaurant: Tentative planning concepts envision some commercial space in the Harvard-Aspinwall development. As a natural adjunct to the major residential reuse of this area, relocation of the restaurant in the commercial space could be assured.

Gas Station: Presently Harvard Street within the confines of the planning area or directly abutting, houses seven gasoline stations, i.e. Mobil, Getty, Shell, Atlantic, Gulf, Supreme and Esso. The displacement of one of these stations would result from Redevelopment Authority land takings. The gas station located on Sacks property has a lease which expires in the near future. Indications are that Sachs will not renew this lease. The loss of one or two out of seven gas stations should not seriously affect the convenience of motor vehicle operators in the area. In all likelihood it would be best to persuade the major oil company owner to relocate the dealer in another Brookline location.

Car Wash: This business creates serious traffic circulation problems on Harvard Street and is improperly located. Conceivably they could be relocated into Cameron. However, in all likelihood it would seem best to relocate them elsewhere in the Metropolitan Area, but an evaluation by a professional relocation consultant

should be made.

Funeral Director: It is very important that they be relocated within the immediate vicinity of their present location. Therefore, if suitable facilities cannot be found they should be kept on site even during construction. Here again it is possible that suitable facilities can be found if the Board of Appeals will grant a variance.

Piano Dealer: Presently the people running this business have the advantage of combining home and business. Additionally they receive income from a residential tenant. The business itself is two-pronged, i.e. sales and service. The sales aspect is pianos and the service aspect consists of piano repairs, rebuilding, tuning, and refinishing.

There appear to be two options here. One is to relocate the showroom within the commercial space of the new development. The second option is for them to purchase a large residential structure in Brookline such as they presently own. The latter would be contingent upon obtaining a variance from the Board of Appeals.

Auto Dealer: The present facilities are obviously inadequate for the operation. If a Brookline location is a necessity, and this is by no means certain,

facilities would have to be made available in the Cameron area. However, for this as well as several of the other businesses, we would want to rely on the evaluation of professional relocation consultants.

Tire Dealer: As they have only located in their present facilities in the last few months, it is obvious that they are not dependent on a Brookline location and can be relocated elsewhere.

Auto Seat Cover Shop: This business does not require a great deal of space. It is entirely likely that space can be found elsewhere in the Town during the one year relocation period.

Auto Body Shop: This business is probably not dependent on a Brookline location; however, it is possible that it could be relocated into suitable facilities in Brookline. Two other options are the Cameron area and locations outside of Brookline.

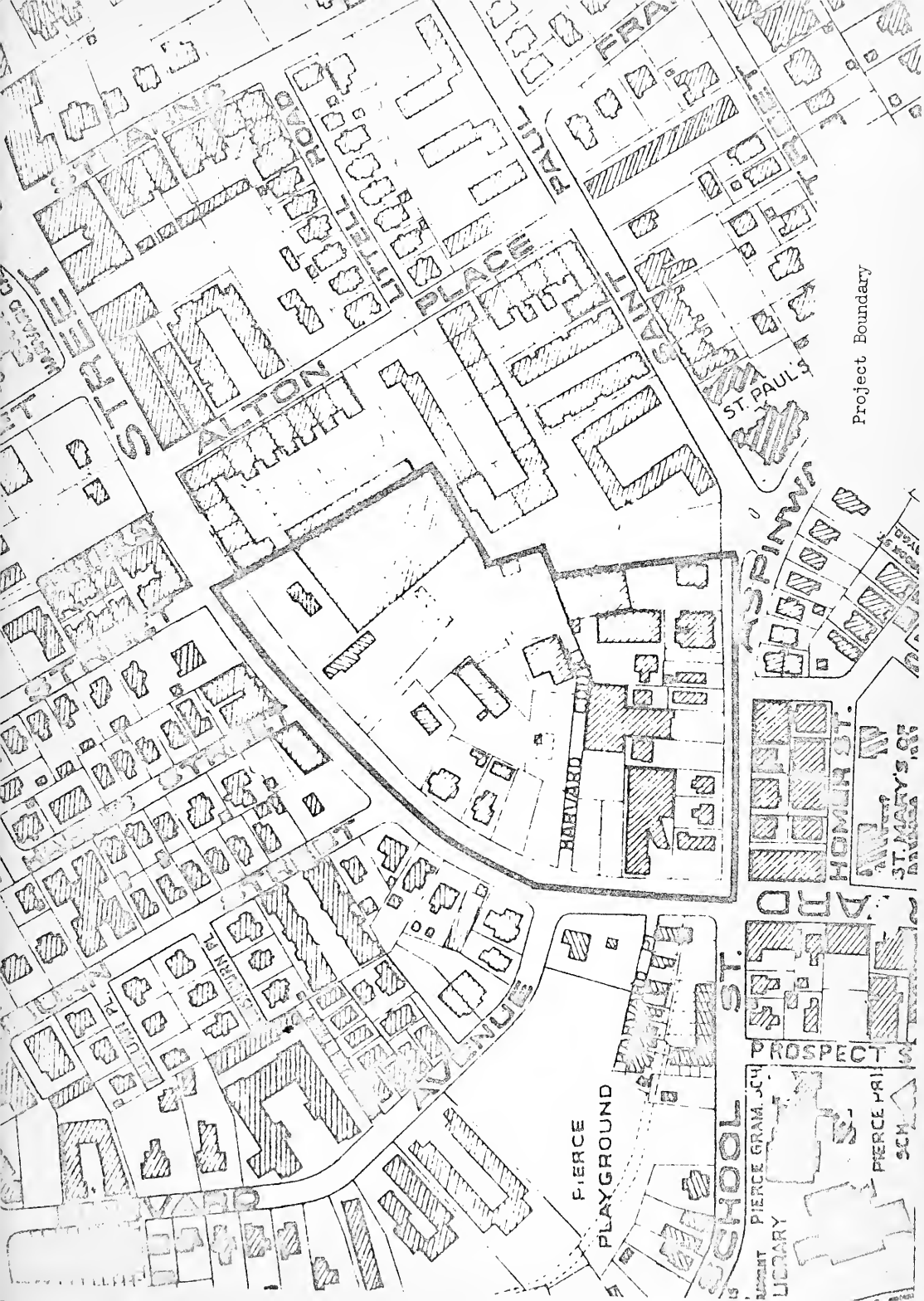
SUSCEPTIBILITY OF PROJECT AREA FOR REDEVELOPMENT PURPOSES

1. The area is presently a decadent area with numerous substandard structures.
2. Residential structures on the site are in poor repair and are surrounded by incompatible uses.
3. Several hundred units of new housing can be constructed with a minimum of residential relocation.
4. The locational features of the site make it ideal for the construction of low and moderate income housing.
5. Succession of the area in its presently declining condition will continue to exert a blighting influence on the surrounding neighborhoods.
6. Lot configuration, obsolete street patterns, and incompatible uses make private development of the area unfeasible. Private production of low and moderate income housing is impossible.
7. Redevelopment of this poorly utilized area will increase the success of the adjoining rehabilitation area and code enforcement area.
8. Tax revenues produced by the area would be increased substantially and thus assist in meeting the increased costs of municipal services.

BASIS FOR SELECTION AND DELINEATION OF THE PROJECT AREA

The project area has been selected for the proposed redevelopment at this time for the following reasons:

1. The project area is centrally located and acts as an important link between two centers of town activity. It is also convenient with respect to transportation and public facilities.
2. The area will probably remain decadent unless a redevelopment project is begun. It is therefore a blighting influence on adjacent areas.
3. The industrial service uses within the area are non-conforming uses under the most recent zoning ordinance of the Town of Brookline.
4. The area to the south is a proposed rehabilitation area, that to the north is a code enforcement area. Redevelopment on this site would greatly assist these other projects.
5. The area is unintensively used and affords a unique opportunity to create new housing without severe residential relocation problems.
6. The proposed project is surrounded by commercial and residential areas and thus redevelopment will be compatible with adjacent land uses.
7. Obsolete lot configurations and rights-of-way and the present non-conforming uses make private development of this area unfeasible.
8. New residents would be amply served by adjacent public facilities: a new school, the central library and new addition, the new town center, a health center, playgrounds and churches.



Project Boundary

PIERCE
PLAYGROUND

SCHOOL ST.

PIERCE GRAM. SCH.
LIBRARY

PIERCE PRI
SCH.

PROSPECT ST.

HOMER ST.

ST. MARY'S CH.
PARISH

ST. PAUL'S

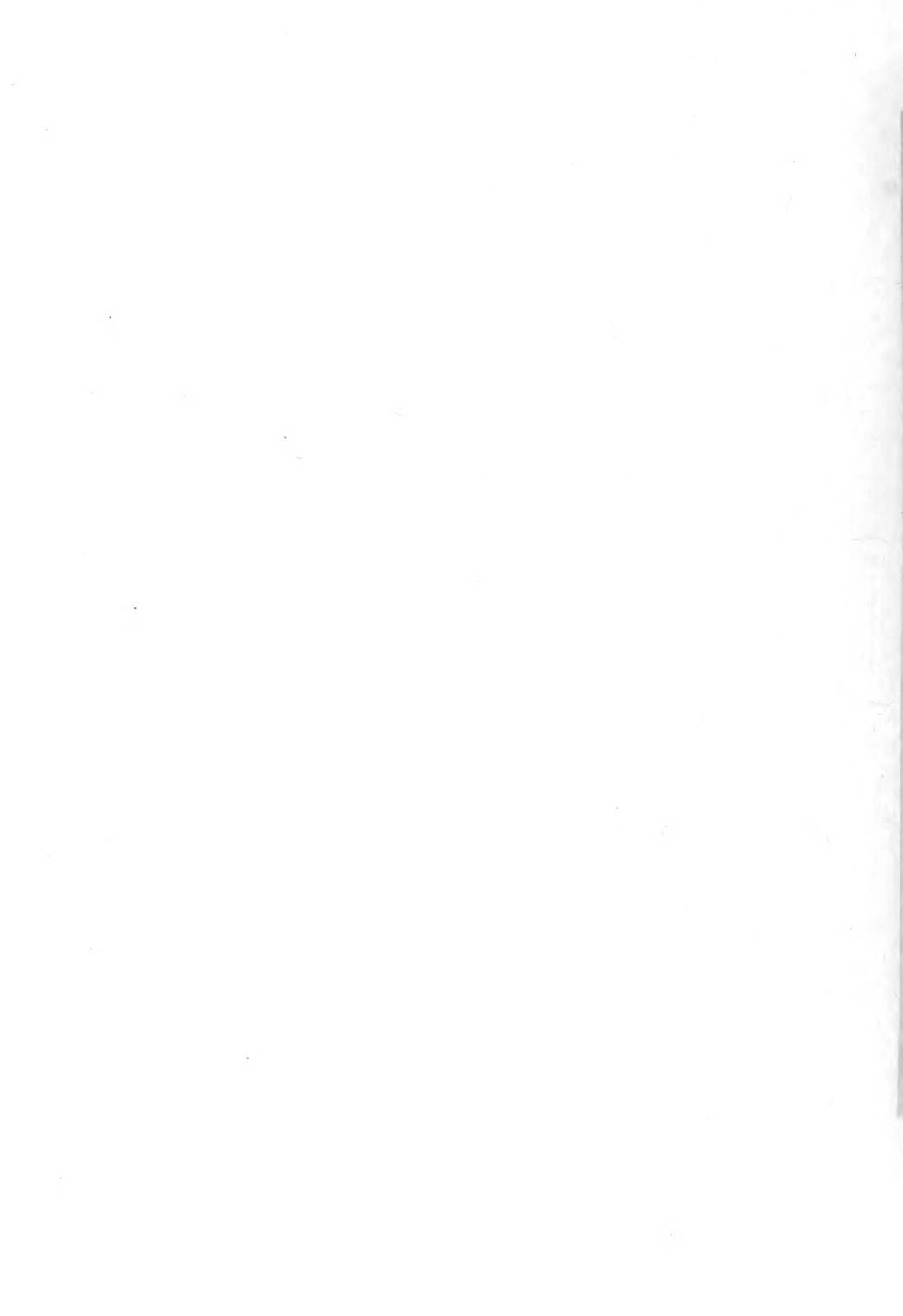
ALTON PLACE

FRA

STATEMENT OF THE ESSENTIALITY OF REDEVELOPMENT PROJECT
TO THE ECONOMIC WELL-BEING OF THE MUNICIPALITY

Brookline is currently confronted with a critical shortage of housing for both low and moderate income families. This shortage is complicated by the highly developed character of the Town. Vacant land is not available for the construction of low and moderate income housing. The Community Renewal Program and other studies investigating the Brookline real estate market make it clear that the high cost of land prohibits the private market from producing moderate income housing. Such housing can only be produced through the urban renewal process in which land costs can be written down to make such developments economically feasible.

Because of the unavailability of low and moderate income housing the Town of Brookline found it necessary to institute a rent control law in June of 1969. Brookline thus became the first community outside of New York City to reinstitute such control since the end of World War II. This measure has helped prevent the further reduction of the Town's supply of lower cost housing, but is unable to alleviate the existing shortages. At the present time there are only 116 units of 221(d)(3) moderate income housing. These units are located in the Farm Urban Renewal Project, UR Mass. 15-1. In addition, the Brookline Housing Authority is managing a total of 760 units. These include both Federal and State aided units. An additional 100 units of housing for the elderly are presently under construction.



The Housing Authority presently has a waiting list of 65 families needing four or five bedroom units, 100 families needing one, two, or three bedroom units, and 360 elderly families and individuals. These figures reflect both the Town's high proportion of elderly (24%) and high percentage (20%) of households with annual incomes below \$4,000. On a percentage basis, the elderly population of the Town is the highest in the Commonwealth and one of the highest in the nation.

In addition to the current need for housing there is the anticipated future need which will arise from public activities--urban renewal, highway construction, and code enforcement. Studies undertaken for the Community Renewal Program indicate a need for between 800 and 1,000 low and moderate priced dwellings for displacees. The needs of low income families and the need to keep young families and Town employees in Brookline have necessitated the search by all Town agencies for appropriate sites for housing development. During this search careful attention has been paid to such factors as cost, location, and proximity to public facilities. An examination of these and other considerations has led to the selection of the Harvard-Aspinwall area as an appropriate site for such a development.

Retail trade has been deteriorating along lower Harvard Street for the past decade. Space used for retail purposes declined 7% over an eight-year period, while office space declined 20%. This decay has been reflected in the property values within the proposed project area which are rising at the rate of only .7% per year. Property values and assessments for the Town as a whole are increasing more than twice as fast at 1.7% per year. The costs of municipal services,

however, are increasing by 7.5% per year. As has been the case in many urban jurisdictions, this has placed a sharply increasing burden on property taxes as a source of revenue. In 1967 the Town of Brookline raised 59.75% of its revenues through property taxes and assessments. By 1969 this figure had reached 73.48%. Yet without a commensurate growth in the value of real estate, property taxes are not infinitely elastic. The future welfare of the Town depends to a large extent upon the redevelopment of presently under-utilized areas which return less than adequate share of taxes to the Town. Tax revenues from the proposed project are currently \$78,302. yearly. After redevelopment, this figure probably will be over \$270,000. In addition to this benefit, the growth in population caused by the construction of several hundred new units will help generate additional economic activity in the adjacent commercial areas of the Town.

The proposed development is a vital component of Brookline's overall program to eliminate slums and upgrade blighted areas. It has been and continues to be a policy of the Redevelopment Authority to provide suitable housing resources for all displacees. The housing to be constructed on this site will assure that the total renewal program can proceed at a steady pace. Because moderate cost housing is not available within the Town, the Authority has the legal and moral obligation to construct its own relocation housing. The site is one of the few places in the Town where the development of these resources is feasible. Therefore, not only is this project worthwhile on its own merits, but additionally, it is necessary in order to provide a relocation resource for other projects.

Although the trend toward higher-density, upper-income residential redevelopment is economically advantageous to Brookline, it is the policy of the Town to maintain an adequate supply of low and moderate income housing. This necessarily entails the construction of new units and, without assistance from the State or Federal government, would constitute a severe financial burden to the Town.



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

15 New Chardon Street - Bulfinch Building
Boston Area Office
Boston, Massachusetts 02114

DEC 2 1970

IN REPLY REFER TO:

Mr. Sumner J. Chertok
Executive Director
Brookline Redevelopment Authority
Town Hall
Brookline, Massachusetts

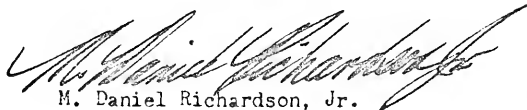
Dear Mr. Chertok:

Subject: Proposed Harvard Aspinwall Area
Brookline, Massachusetts
Request for Determination of Eligibility

Reference is made to your letter of September 14, 1970, requesting a determination of eligibility, for Urban Renewal treatment of the above-mentioned proposed area.

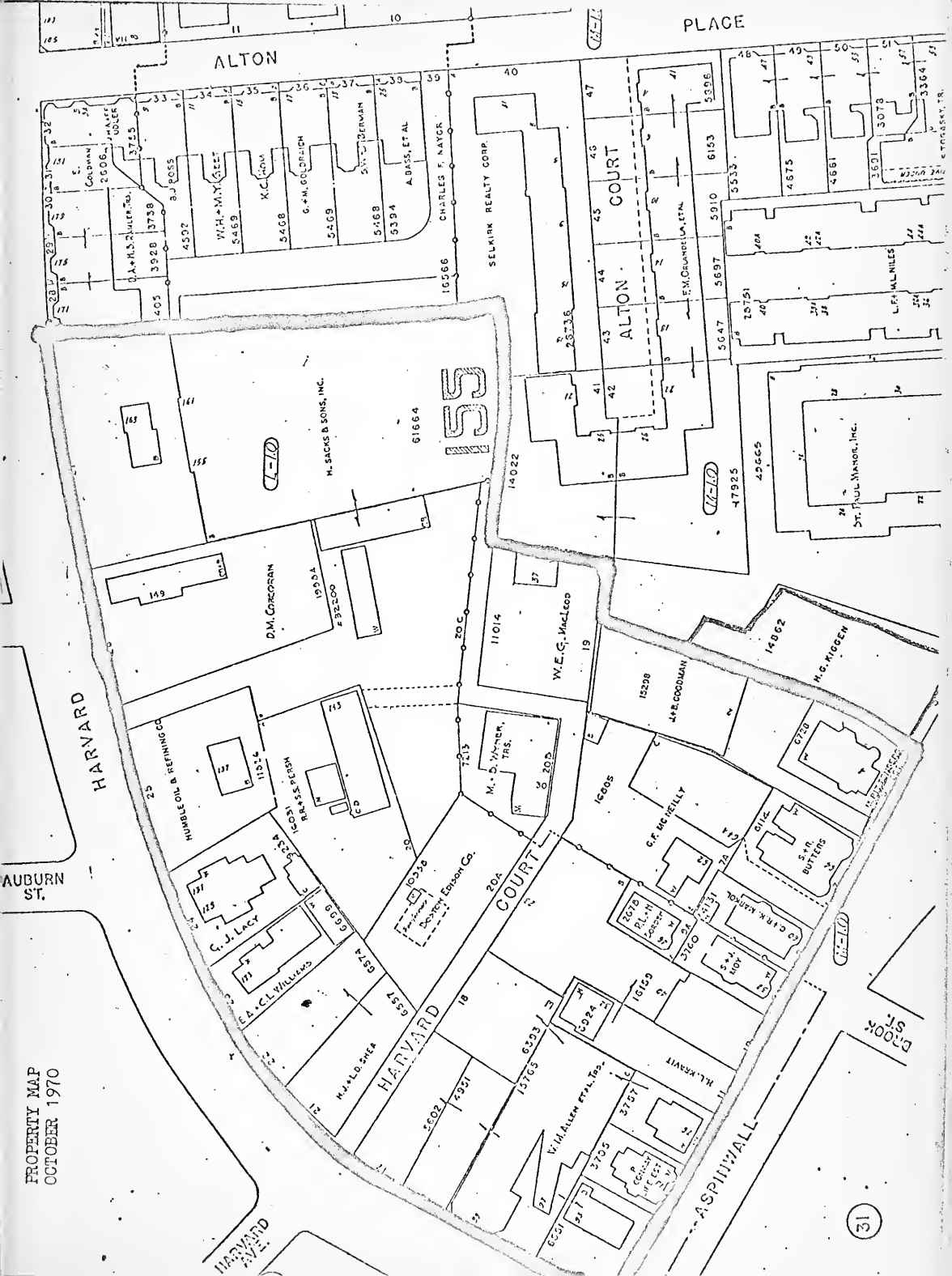
Based upon the map submitted with your letter, it is determined that, since the proposed area lies almost wholly within the Coolidge Corner Code Enforcement Area (Project No. Mass. E-3) which is receiving funds under the Housing Act of 1949, as amended, it therefore would not be eligible to receive funds, as a Federally-aided Urban Renewal Project.

Sincerely yours,



M. Daniel Richardson, Jr.
Area Director







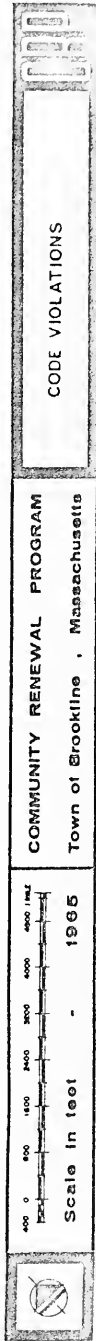
SOURCE CPE STRUCTURE & SITE SURVEY, 1964

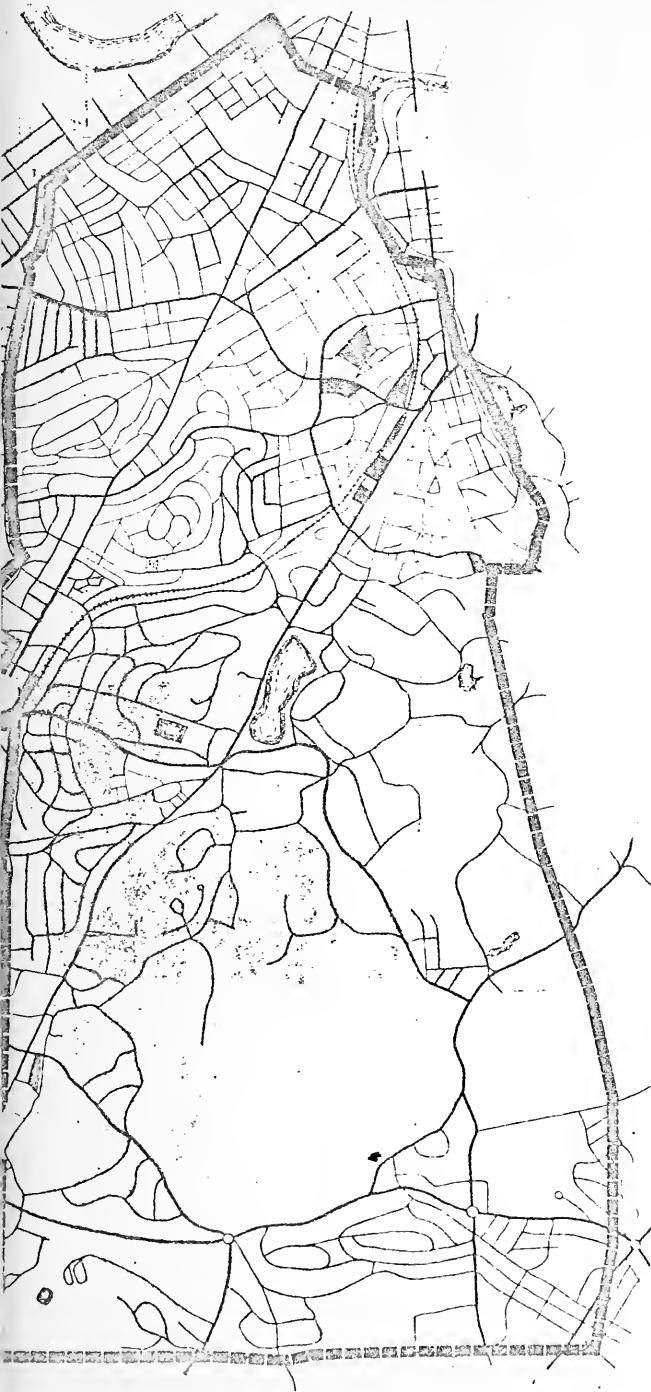
LESS THAN 10

20 TO 100

40% OR MORE

FIGURE 15





STRUCTURAL DEFICIENCIES

COMMUNITY RENEWAL PROGRAM

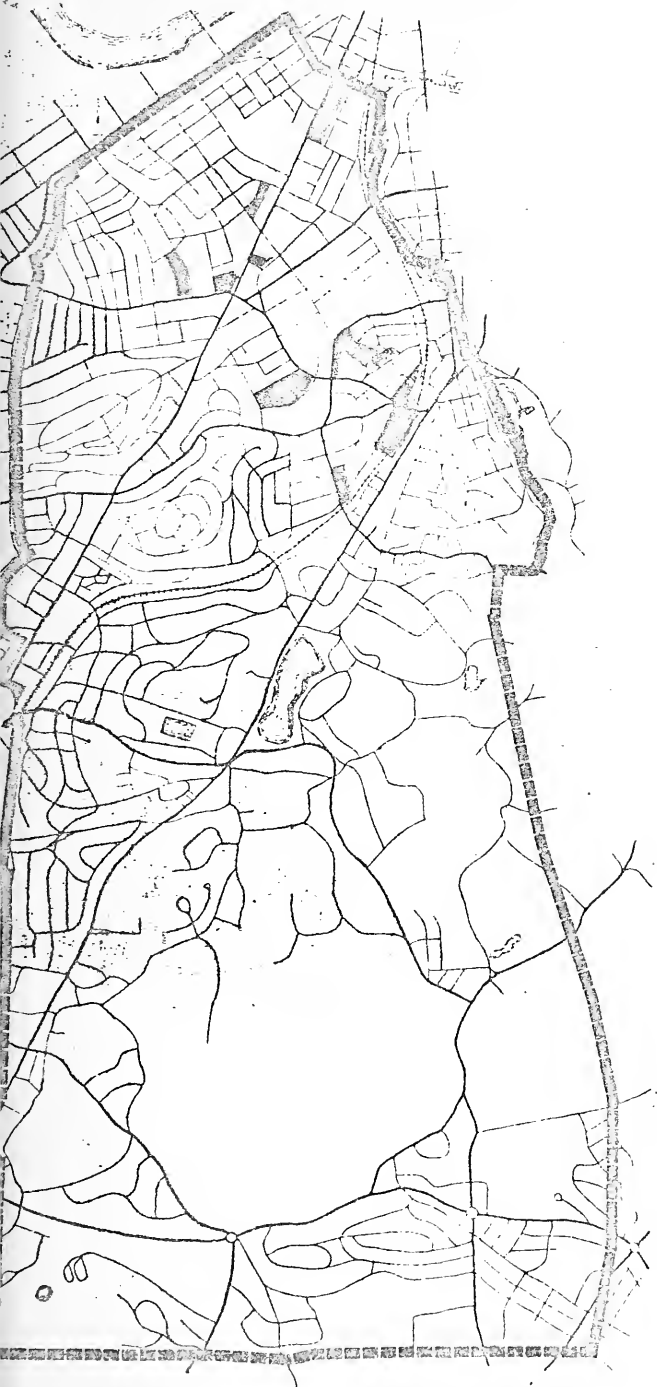
Town of Brookline, Massachusetts

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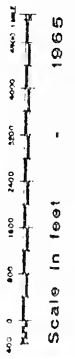
Scale in feet

1965





CONALE 640 SUPPLEMENTARY SITE SURVEY 1964



COMMUNITY RENEWAL PROGRAM
Town of Brookline, Massachusetts

ENVIRONMENTAL DEFICIENCIES



PROPOSED



EXISTING



FEDERAL URBAN RENEWAL PROGRAM

FEDERAL CODE ENFORCEMENT PROGRAM

TOWN INSPECTION PROGRAM

Scale in feet - 1963



COMMUNITY RENEWAL PROGRAM

Town of Brookline, Massachusetts

RECOMMENDED TREATMENT

HARVARD-ASPINAL

STATUS OF OTHER RENEWAL ACTION PROGRAMS

The Brookline Redevelopment Authority currently has five Federally-Aided Urban Renewal Projects in various stages of planning and execution.

The Farm Project (UR. Mass. 15-1)

The Farm Project entered into the execution phase in 1958 and will be closed out in 1970. This project is receiving national recognition for its integration of high income, moderate income, and low income apartments side by side on the same site.

The Marsh Project (Mass. R-37)

The 19 acre Marsh Urban Renewal Project is located in Brookline Village near the eastern town boundary. This project entered the execution phase in 1965 and will be closed out in 1974. The reuse of this project will consist of offices and industrial service, as well as the first air rights development for moderate income housing outside of New York City.

Brookline Village #3 - Cameron

The Brookline Redevelopment Authority filed a Survey and Planning Application for the Cameron Project in 1967.

It is anticipated that planning funds for this project will be released sometime during the federal fiscal year (June 30, 1971).

Cleveland Circle Air Rights

An application for funds with which to do planning for an air rights development over the MBTA car barn area at Cleveland Circle was filed with the Department of Housing and Urban Development in 1969. This project could produce 600-800 units of low and moderate income housing.

Central Village Urban Renewal Project

The Brookline Redevelopment Authority expects to file a Survey and Planning Application for the Central Village Rehabilitation Project with the Department of Housing and Urban Development during the latter part of 1970. This 90 acre project will consist primarily of rehabilitation with some spot clearance.

COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF COMMUNITY DEVELOPMENT

COMMUNITY BROOKLINE

PROJECT HARVARD-ASPINWALL NO. 1 DATE September 1, 1970

SURVEY AND PLANNING BUDGET

ACTIVITY CLASSIFICATION	FOR PERIOD <u>October 1, 1970</u> TO <u>October, 1971</u>		
	(X) INITIAL ESTIMATE	REVISED ESTIMATE	BUDGET ACCEPTED BY D.C.A.
	() LATEST ACCEPTED ESTIMATE		<u>TWELVE</u> MONTHS
1. ADMINISTRATION	20,000		
(a) ADMINISTRATIVE OVERHEAD & SERVICES	1,150		
(b) TRAVEL	--		
2. LEGAL SERVICES	2,500		
3. CONSULTANTS SERVICES	29,000		
4. RELOCATION PLANNING	2,500		
5. SUBTOTAL	45,150		
6. CONTINGENCIES (5%)	2,250		
7. TOTAL	57,400		

Approval of the Survey and Planning Budget in the amounts
and for the time period shown in Column (c) is hereby requested.
Any overrun must receive prior written approval by the Dept. of
Community Affairs.

DATE

SIGNATURE OF AUTHORIZED OFFICER

BROOKLINE REDEVELOPMENT AUTHORITY

The Survey and Planning Budget is hereby approved in
the amounts and for the time period shown in Column (c).

The authorized activities shall be completed by _____,

19____.

DATE

DEPUTY COMMISSIONER
DIVISION OF COMMUNITY AFFAIRS

DCA-DCD Regs. Form 8

Project Name: Harvard-Aspinwall

Project Locality: Brookline, Massachusetts

LOCAL PUBLIC AGENCY STAFFING AND SALARY SCHEDULE

Date: August 24, 1970

Brookline Redevelopment Authority

(This Form Supports Survey and Planning
Budget, Form 7)

Position Title	Proposed Salary	% Charged to this Project	% Charged to other Projects
Director	\$ 25,000	30%	70%
Asst. Director	\$ 15,000	20%	80%
Admin. Asst.	\$ 12,000	50%	50%
Secretary	\$ 8,000	25%	75%
Secretary	\$ 7,500	20%	80%

COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF COMMUNITY REDEVELOPMENT

RESOLUTION OF THE BROOKLINE REDEVELOPMENT AUTHORITY
AUTHORIZING THE FILING OF AN APPLICATION
FOR A PLANNING ADVANCE REQUEST

COMMUNITY Brookline

PROJECT Harvard-Aspinwall

DATE September 14, 1970

Whereas, it is necessary and in the public interest that the Brookline Redevelopment Authority avail itself of the financial assistance provided by Section 56 and 57 of Chapter 121B of the General Laws as amended to carry out the Urban Renewal Project known as Harvard-Aspinwall of Brookline, Massachusetts, and bounded generally on the north by Harvard Street and south by Aspinwall Avenue, the east by lots 3, 4, 5 and 28-59 of Block 155 and the west by Harvard Street, hereinafter referred to as the "Project".

Now, therefore, be it resolved by the Brookline Redevelopment Authority that an Application on behalf of the Brookline Redevelopment Authority for an advance of funds under Section 56 and 57 of Chapter 121B as amended in the amount of \$43,050. for the cost of surveys, plans and administrative expenses in preparation of the project, is hereby approved and that the Chairman is hereby authorized and directed to execute and file such Application with the Dept. of Community Affairs to provide such additional information and to furnish such documents as may be required in behalf of the said Dept. and to act as the authorized correspondent of the Brookline Redevelopment

Authority.

The preceding is certified to be a true extract of a resolution of the Brookline Redevelopment Authority, dated September 14, 1970.

Chairman

Secretary

COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF COMMUNITY DEVELOPMENT

RESOLUTION OF REDEVELOPMENT AUTHORITY AUTHORIZING THE
CHAIRMAN TO EXECUTE PLANNING ADVANCE CONTRACT

The following is certified to be a true extract of a
resolution of the Brookline Redevelopment Authority dated
September 14, 1970.

RESOLVED

The Chairman be and he hereby is authorized and directed in the
name and on behalf of the Brookline Redevelopment Authority, to enter
into an Agreement with the Commonwealth of Massachusetts through the
Department of Community Affairs for an advance of funds for surveys,
plans and administrative expense for the Harvard-Aspinwall Project of
Brookline in an amount not to exceed \$43,050. as set forth in
Section 56 and 57 of Chapter 121B of the General Laws as amended.

Chairman

Secretary

RESOLUTION OF PLANNING BOARD

The following is certified to be a true extract of a resolution of the Town Planning Board dated October 14, 1970.

Resolved:

1. That the area of land located at the northeast corner of the intersection of Harvard Street and Aspinwall Avenue in Town Atlas Block 155, containing about 8 acres and bounded generally on the west by Harvard Street but including certain business properties on the opposite side of Harvard Street, on the north and east by lots 4 and 28 thru 42 of Block 155, and on the south by Aspinwall Avenue, is a substandard and decadent land area as determined by Chapter 121B of the Massachusetts General Laws.
2. That the Brookline Planning Board hereby approves the filing of an application by the Brookline Redevelopment Authority as prescribed by the Department of Community Affairs for an allocation of State financial assistance for a site eligibility study and for an advance of funds for the cost of surveys and plans and administrative expenses in preparation for a residential urban renewal and redevelopment project.


Secretary - Planning Board

COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF COMMUNITY DEVELOPMENT

COMMUNITY BROOKLINE

PROJECT HARVARD-ASPINWALL No. 1 DATE SEPTEMBER 1, 1970

PROJECT COST ESTIMATE AND EXPENDITURES BUDGET

FOR PERIOD OCTOBER, 1970 TO OCTOBER, 1971

ITEM

(X) INITIAL
ESTIMATE

() LATEST
ACCEPTED
ESTIMATE

REVISED
ESTIMATE

ESTIMATE
ACCEPTED
BY DCA

A. SITE ELIGIBILITY STUDY	2,600.		
E. SURVEY AND PLANNING EXPENDITURES	57,400.		
C. PROJECT EXPENDITURES			
1. ADMINISTRATION	103,000.		
2. LEGAL SERVICES	8,500.		
3. SURVEY AND PLANNING	See A & B		
4. ACQUISITION EXPENSES	1,050.		
5. TEMPORARY OPERATION	(-) 7,000.		
OF ACQUIRED PROPERTY (PROFIT (+) OR LOSS (-))			
6. RELOCATION COSTS	80,000.		
7. SITE CLEARANCE	125,000.		
8. PROJECT OR SITE IMPROVEMENTS	15,000.		
9. DISPOSAL LEASE, RETENTION COSTS	7,000.		

10. REMEDIATION

11. INTEREST

12. OTHER INCOME

13. SUBTOTAL

346,550.

14. REAL ESTATE PURCHASES 2,150,000.

15. CONTINGENCIES (15%) 374,500.

16. TOTAL 2,871,050.

D. TOTAL NON-CASH LOCAL
GRANTS-IN-AID1. CASH VALUE OF LAND
DONATIONS2. DEMOLITION AND
REMOVAL WORK3. PROJECT OF SITE
IMPROVEMENTS

4. SUPPORTING FACILITIES

GROSS PROJECT COSTS 2,931,050.

E. SALE PRICE OF PROJECT
LAND TO BE SOLD

125,000.

F. CAPITAL VALUE OF LAND
TO BE LEASEDG. CAPITAL VALUE OF PROJECT
LAND TO BE RETAINED BY
LOCAL PUBLIC AGENCYH. CONTRIBUTIONS FROM
OTHER SOURCES

PROCEEDS

NET PROJECT COST 2,806,050.

PROJECT COST ESTIMATE AND EXPENDITURES BUDGETFOR PERIOD OCTOBER, 1970TO OCTOBER, 1974

ITEM	(X) INITIAL ESTIMATE () LATEST ACCEPTED ESTIMATE	REVISED ESTIMATE	ESTIMATE ACCEPTED BY D.C.A.
------	---------------------------------------------------------	---------------------	-----------------------------------

SHARING OF NET PROJECT COST

I. NET PROJECT COST

2,806,050.

J. NON-CASH LOCAL
GRANTS -IN-AID
(ITEMIZE ON SEPARATE SHEET)K. CASH LOCAL GRANTS
IN AID

1,403,025.

L. TOTAL LOCAL GRANTS--
IN-AID

1,403,025.

M. STATE GRANT-IN-AID
(NOT MORE THAN 50%
OF NET COST OF PROJECT)

1,403,025.

N. STATE'S ANNUAL
REIMBURSEMENT
(1/20th OF ITEM L)

70,150.

HARVARD-ASPINWALL

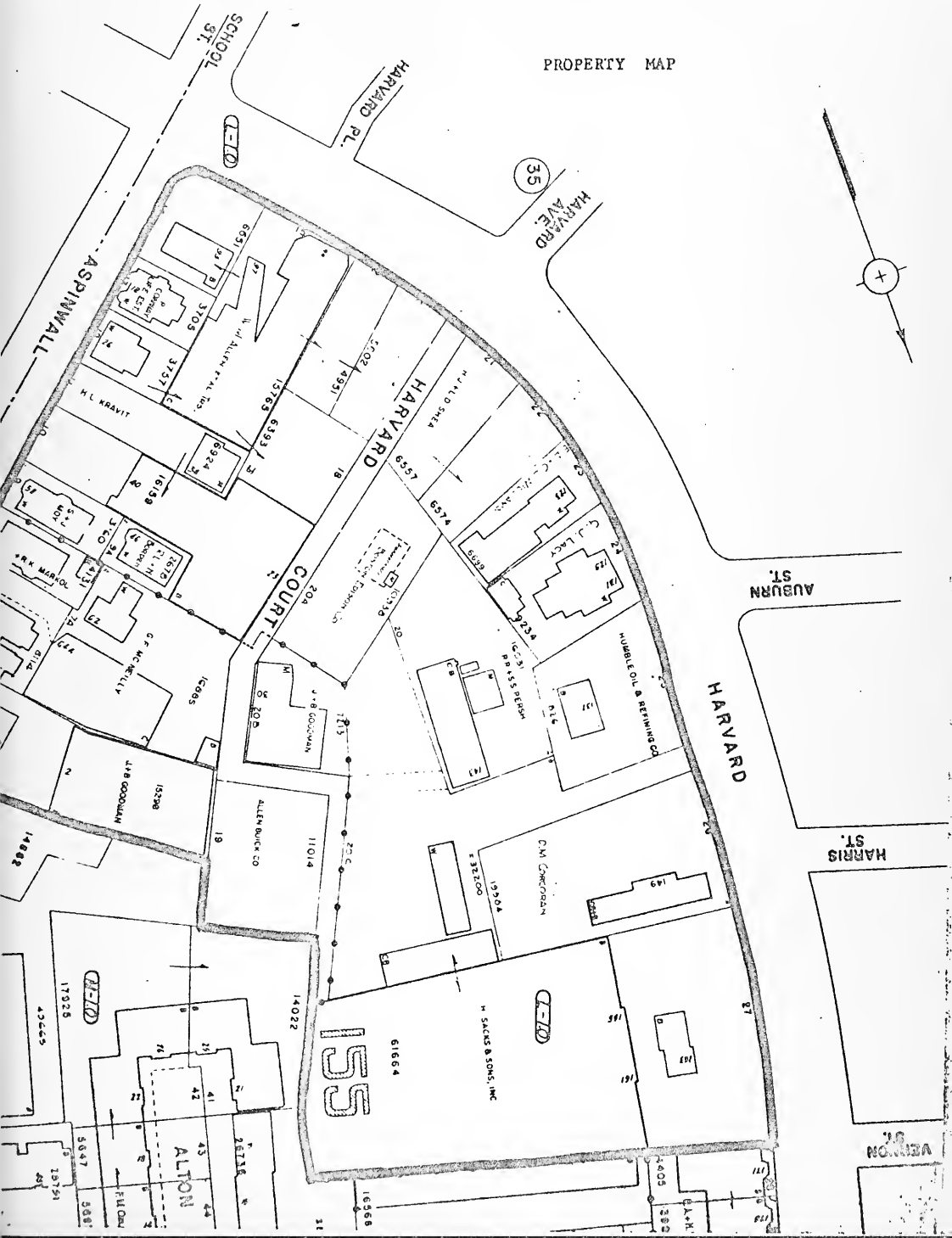
PROJECT COST ESTIMATE AND EXPENDITURES BUDGET

A.	Site Eligibility Study		\$	2,600.
B.	Survey and Planning Expenditures			57,400.
C.	<u>Project Expenditures</u>			
1.	Administration			
	Salaries & Benefits--36 months	\$	96,000.	
	Furniture & Equipment		1,500.	
	Office Supplies		500.	
	Project Photos & Maps		700.	
	Accounting Services		1,800.	
	Travel		800.	
	Conferences		600.	
	Printing & Reproduction		600.	
	Advertising (including legal aids, invitation to bid, Bond Buyer, etc.		500.	103,000.
2.	Legal Services			
	General Legal	\$	6,300.	
	Acquisition Expenses		1,000.	
	Disposition		1,200.	8,500.
3.	Survey and Planning See Above			
4.	Acquisition Expenses			
	Final Title Information	\$	650.	
	Boundary Survey, Parcel Maps, Misc. Expenses		400.	1,050.
5.	Temporary Operation of Acquired Property			7,000.
6.	Relocation Payments			80,000.
7.	Site Clearance			125,000.
8.	Project Improvements			
	Site Preparation, Field Survey, Test Borings			15,000.

9.	Disposal, Lease, Retention Costs Engineering & Legal Description of Parcel and Preparation of Final Disposition Map, and Real Estate Consultant	\$ 7,000.
10.	Rehabilitation Not Applicable	
11.	Interest Not Applicable	
12.	Other Income None	
13.	Subtotal	\$ 346,550.
14.	Real Estate Purchases	2,150,000.
15.	Contingencies (15%)	<u>374,500.</u>
16.	Total	\$2,871,050.
D.	<u>Non-Cash</u> None	
	Gross Project Cost	\$2,931,050.
E.	<u>Sales Price of Land</u> 250,470 sq. ft. @ \$.50 per sq. ft.	<u>125,000.</u>
	Net Project Cost	\$2,806,050.

Sharing of Net Project Cost

State 1/2	\$1,403,025.
Local	1,403,025.
Local Cash Share	1,403,025.
Bond	2,806,050.



PROPERTY TO BE ACQUIRED

Parcel	Owner	Square Feet	1967 Appraised Value	1969 Assessed Value	1969 Taxes
6	Rittenberg	6,728	\$ 28,300.	\$ 24,000.	\$ 1,176.00
6A	Goodman	15,298	60,000.	55,000.	2,695.00
7	Butters	8,114	63,000.	55,000.	2,695.00
7A	McNeilly	16,885	64,500.	55,200.	2,704.80
8	Markol	4,131	35,800.	29,300.	1,435.70
9	Moy	3,760	33,100.	29,000.	1,421.00
9A	Borden	2,678	19,700.	13,000.	637.00
10,11	Kravitz	28,183	140,900.	125,000.	6,125.00
12	Allen	3,757	19,800.	16,000.	784.00
13	Conway	3,705	21,600.	18,000.	882.00
14-18	Allen	39,362	320,250.	300,000.	14,700.00
19	MacLeod	11,014	13,600.	10,000.	490.00
20	Persh	16,031	61,300.	50,000.	2,450.00
20A	Boston Edison	10,938	21,900.	20,000.	980.00
20B	Wyner	7,213	24,400.	20,000.	980.00
21,22	Shea	13,231	47,300.	38,000.	1,862.00
23	Williams	6,699	58,220.	51,000.	2,499.00
24	Lacy	9,234	84,400.	66,500.	3,258.50
25	Humble Oil	11,826	65,500.	53,000.	2,597.00
26	Corcoran	<u>19,984</u>	<u>136,700.</u>	<u>125,000.</u>	<u>6,125.00</u>
		233,671	\$1,326,270.	\$1,153,000.	\$56,497.00

PROPERTY TO BE DONATED

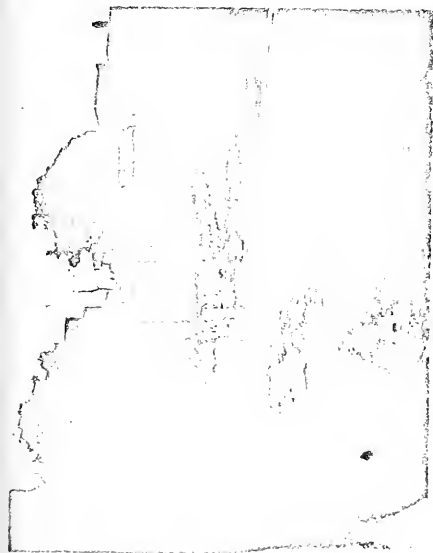
Harvard Court 12,400

PROPERTY NOT TO BE ACQUIRED
(But to be Controlled by Urban Renewal
Land Use & Development Regulations)

Parcel	Owner	Square Feet	1969 Appraised Value	1969 Assessed Value	1969 Taxes
20C	Sacks	32,200	\$ 54,600.	\$ 42,000.	\$ 2,058.
27	Sacks	<u>61,664</u>	<u>384,600.</u>	<u>368,000.</u>	<u>18,032.</u>
		93,864	\$439,200.	\$410,000.	\$20,090.
Total Acres		339,935	--	7.80 acres	
Total Area Acquired & Donated		246,071	--	5.66 acres	

Photograph 7:

View east toward site interior from point along
Harvard Court



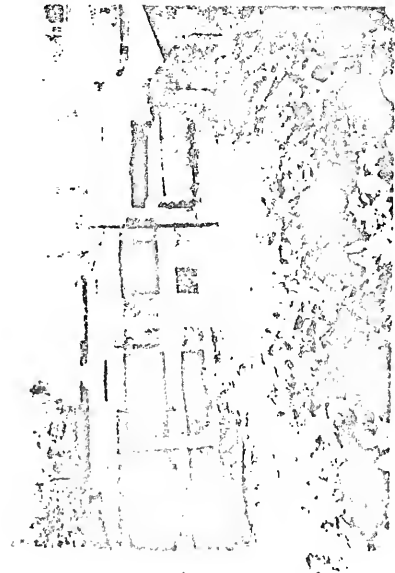
Photograph 8:

View south toward site interior from northern
boundary at Harvard Street



Photograph 5:

View southeast from high elevation north of site center



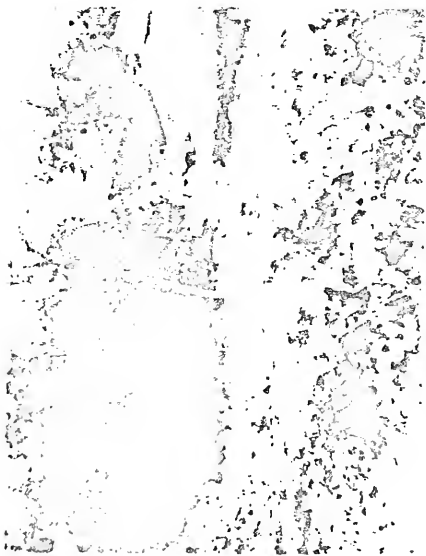
Photograph 6:

View northwest toward site interior from northeastern boundary



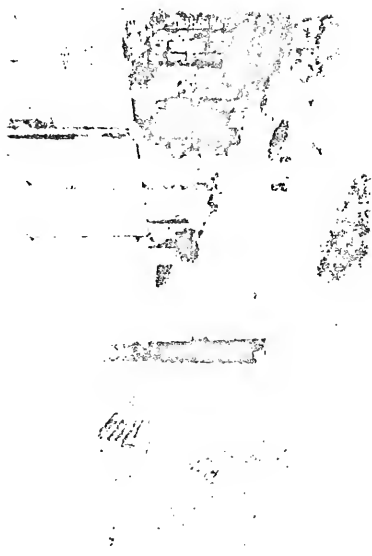
Photograph 3:

View east from site interior



Photograph 4:

View northeast along Harvard Court from intersection
with Harvard Street



Photograph 1:

View southwest of street facade along Aspinwall Avenue
from intersection with St. Paul Street



Photograph 2:

View west toward site interior from northeastern boundary



DEC 11 1962

10:11

MEMORANDUM

August 21, 1970

TO: Richard T. Leary, Executive Secretary

FROM: Reid S. Charles, Administrative Assistant to the Executive
Secretary-Development

SUBJECT: Financing on Proposed Harvard-Aspinwall State-Aided
Urban Renewal Project

Pursuant to our conversation on Monday, August 17, 1970, I have developed the following cost figures on the proposed Harvard-Aspinwall State-Aided Urban Renewal Project. These figures have been developed in conjunction with the Assessors, the Comptroller, and the Department of Public Works.

You will note on the attached pages a complete breakdown of the estimated financing on the proposed Harvard-Aspinwall State-Aided Project. In developing these figures, I have tried to track as closely as possible the initial figures provided to us by the Redevelopment Authority. Among the basic assumption made in this work are:

1. The cost of acquisition of the Sacks property and site development has been excluded from all figures.
2. An assumption has been made that a square foot per square foot swap will be made with Sacks & Sons.
3. The number of relocatees from the project area are the same as reported to the Board by the Redevelopment Authority.
4. The number of housing units to be provided are 300 moderate income units, 250 luxury units, and 25,000 square feet of commercial space would be developed.

The following changes were made in my estimates as opposed to the estimates of the Redevelopment Authority:

1. The land acquisition costs were estimated at double the assessed value to take into account any unanticipated expenses and based on my experience with recent Federal applications involving land acquisition.
2. The relocation costs were based on the precedent set in the Pierce School Relocation Bill enacted this year by the State Legislature.

3. The land disposal costs were estimated at \$2.00 a square foot as opposed to 50¢ a square foot estimated for a comparable project in the Central Village Urban Renewal Application. The reason for the higher estimate was based upon conversations with the Assessors who thought the land disposal price in this project area could go as high as \$3.00 a square foot.
4. The existing taxes on the properties have been figured at the 1970 tax rate as opposed to the 1969 tax rate used by the Redevelopment Authority, an increase of \$10.00 per thousand.
5. An assumption has been made that the Town can receive a planning advance. This advance is equivalent to 75% of the estimated planning cost. It is anticipated that the Town can generate the required 25% through In Kind support.
6. The interest rate of 6% for twenty years was figured on the gross project cost in place of the net project cost. According to the Comptroller, on any reimbursement program, such as the State-Aided Urban Renewal Project, the Town must bond the gross project cost in place of the net project cost.
7. The pay-out schedule for the bonding of the gross project cost does not reflect the money received from the land disposal nor any increase in tax revenue experienced from this program. The effect on the tax rate is based solely on principal and interest cost less the State aid received by the Town.
8. The estimated tax revenue was given me by the Assessors Office based on the information noted in Item 4 of the first section. The estimated tax income of the moderate income housing assumes that this housing will be developed by the 121A Corporation. A 121A Corporation is anticipated for the following reasons:
 - a) The land costs in the Centre Street Housing for the Elderly were at \$7.50 a square foot.
 - b) The land costs in this project are anticipated to be around \$2.00 a square foot for a developer.
 - c) The off-set factor that would require a 121A Corporation is the increased size of the apartment units. The Centre Street Project has efficiencies, one-bedroom and two-bedrooms. According

August 21, 1970

to the Redevelopment Authority, the moderate income units are to be for families which would require three-, four-, and five-bedroom units. This then becomes the offsetting factor to require a 121A Corporation.

You will note that the participation of the State as opposed to the Town is considerably less than 50-50 as the formula would indicate. This participation would come closer to 50-50 if the Town follows its present policy of bonding project on a fifteen-year basis. However, this in turn would increase the tax rate over the fifteen-year period. The interest rate and the time period were based on the estimates made initially by the Redevelopment Authority. When looking at the project in terms of the moderate income housing only, it becomes questionable whether this project would pay for itself over a twenty-year period. The key to the project is assuming that the Sacks people will develop their property into luxury housing. Then if the Town does not have to acquire their property, this project might be considered to pay for itself. If, on the other hand, the Town must acquire the Sacks property to develop the project, the cost then, in turn, to the Town will then escalate. The Sacks property is currently assessed \$410,000. As an estimate it would cost us approximately \$820,000 to acquire. Then all the other costs within my figures would escalate proportionately. If this should happen, it might be reasonable to assume that the project would then fall in the questionable area.

Based on conversations with the Department of Community Affairs, the Town at the present time has a 50-50 chance of receiving a planning advance from DCA. The Department did get a removal of the \$200,000 limit on the planning advances. However, as of Monday, August 17, the State Legislature has not increased the appropriation for planning monies beyond the \$200,000 limit. If this appropriation is not increased, the Town has a 50-50 change of getting the planning advance monies. If this appropriation is increased as requested by the Department of Community Affairs, the Town would then stand a very good chance of receiving the planning advance monies.

Irrespective of whether we receive the planning advance monies, the Town must submit an application for planning funds in order that we might secure the grant reservation for the Harvard-Aspinwall Project. The planning advance and grant reservation does imply a commitment on the Town's part.

Should the Town decide not to go into project execution and utilize the grant reservation, the Town would not be required to refund the planning advance. Failure to utilize project execution money will affect DCA's consideration of the Town for any

August 21, 1970

future State-Aided Urban Renewal Projects. Should the Town in the future secure another State-Aided Urban Renewal Project, the planning advance would then be considered part of the project execution costs of any future project.



Administrative Assistant to the
Executive Secretary-Development

FINANCING ON HARVARD-ASPINWALL STATE-AIDED PROJECT

TABLE I
PROJECT COSTS

Planning		\$ 100,000	
Land Acquisition Costs (Estimated at double the assessed value to take into account any unanticipated costs)		2,332,000	
Relocation (based on the maximums in the Pierce School Relocation Bill) --			
10 Businesses @ \$25,000	\$250,000		
11 Families:			
4 @ \$5,200	20,800		
7 @ 1,200	8,400		
10 Elderly individuals @ \$1,200	12,000		
11 Non-elderly " @ 1,200	<u>13,200</u>		
Total Relocation Costs		304,400	
Site Development Costs (Estimate based on experience with previous application and conversation with the D.P.W.)		500,000	
Administrative Costs (Estimated at 10% of the above listed costs)		323,640	
		<hr/>	
Gross Project Cost		\$3,560,040	OR
Less Disposal		3,600,000	
(Estimated at \$2.00 sq. ft.)		466,942	OR
		<u>500,000</u>	
Net Project Cost		\$3,093,098	OR
		<u>3,100,000</u>	

TABLE II

PLANNING FINANCING

Planning Advance (State)	\$ 75,000
In Kind Support (Local)	25,000
	<hr/>
	<u>\$ 100,000</u>

TABLE III

BONDING COSTS

Gross Project Cost	\$3,600,000
Less Planning Costs	100,000
	<hr/>
Amount to be bonded by Town	\$3,500,000
Interest (6% for 20 years)	2,205,000
	<hr/>
TOTAL	<u><u>\$5,705,000</u></u>

TABLE IV

DISTRIBUTION OF COSTS TO BE BORNE BY STATE AND TOWN

	<u>Town Share</u>	<u>State Share</u>
50% of Net Project Costs	\$1,550,000	\$1,550,000
Interest	2,205,000	-
Tax Loss of \$68,794 per year - 3 years	206,382	-
	<hr/>	<hr/>
Total Cost of Project	\$3,961,382	\$1,550,000
	<hr/> <hr/>	<hr/> <hr/>
Percentage of Participation	71.9%	28.1%
Less Tax Loss	\$ 206,382	\$ -
Less Planning Advance	25,000	75,000
	<hr/>	<hr/>
Amount to be borne over a 20-year period	\$3,730,000*	\$1,475,000*
	<hr/> <hr/>	<hr/> <hr/>

Or a repayment of
\$73,750 per year.

*See Table on Effect on Tax Rate

Year	Annual Principal Payments		Annual Interest	Total		Less State Aid	Net Total		Effect on Tax Rate
	\$	\$	\$	\$	\$	\$	\$		
1973	\$ 175,000	\$ 210,000	\$ 385,000	\$ 73,750	\$ 311,250	0.691			
1974	175,000	199,500	374,500	73,750	300,750	0.668			
1975	175,000	189,000	364,000	73,750	290,250	0.645			
1976	175,000	178,500	353,500	73,750	279,750	0.621			
1977	175,000	168,000	343,000	73,750	269,250	0.598			
1978	175,000	157,500	332,500	73,750	258,750	0.575			
1979	175,000	147,000	322,000	73,750	248,250	0.551			
1980	175,000	136,500	311,500	73,750	237,750	0.528			
1981	175,000	126,000	301,000	73,750	227,250	0.505			
1982	175,000	115,500	290,500	73,750	216,750	0.482			
1983	175,000	105,000	280,000	73,750	206,250	0.458			
1984	175,000	94,500	269,500	73,750	195,750	0.435			
1985	175,000	84,000	259,000	73,750	185,250	0.412			
1986	175,000	73,500	248,500	73,750	174,750	0.388			
1987	175,000	63,000	238,000	73,750	164,250	0.365			
1988	175,000	52,500	227,500	73,750	153,750	0.342			
1989	175,000	42,000	217,000	73,750	143,250	0.318			
1990	175,000	31,500	206,500	73,750	132,750	0.295			
1991	175,000	21,000	196,000	73,750	122,250	0.272			
1992	175,000	10,500	185,500	73,750	111,750	0.248			

Assuming the tax base will increase by 1973 to \$450,000,000.

TABLE VI

Tax Revenues on Project Less
Sacks Property

	Existing Taxes *	Taxes from Proposed Project **	
		Minimum	Maximum
	\$68,794		
	300 Units Moderate *** Income Housing	\$108,000	\$150,000
	12,500 sq. ft. of Commercial	12,500	15,625
al Tax Yield	<u>\$68,794</u>	<u>\$120,500</u>	<u>\$165,625</u>

Tax Revenues on Project Including
Sacks Property

	Existing Taxes *	Taxes from Proposed Project **	
		Minimum	Maximum
	\$92,984		
	300 Units of Moderate Income Housing ***	\$108,000	\$150,000
	250 Units of Luxury Housing	200,000	230,000
	25,000 sq. ft. of Commercial Space	25,000	31,250
al Tax Yield	<u>\$92,984</u>	<u>\$333,000</u>	<u>\$411,250</u>

* The Existing Taxes increase with each rise in the Tax Rate.

** The taxes on the Proposed Project are constant except when the gross rentals increase.

*** The Moderate-Income Housing has been figured as a 121A corporation. The difference is based on differing percentage

TABLE VII
ANALYSIS OF REVENUES ON PROJECT COSTS

Project Costs for
20 Years

Gross Project Costs	\$3,600,000
Interest	2,205,000
Tax Loss	206,382
Total Project Costs	<u>\$6,011,382</u>

Revenues*for
20 Years

Sale of Land	\$ 500,000
Tax Income from Sacks Property for 3 years @ \$24,190	72,570
Minimum Tax Yield for 17 years @ \$333,000	5,661,000
State Aid	<u>1,550,000</u>
Total Revenue	<u>\$7,783,570</u>

Revenue	\$7,783,570	
Less Costs	<u>6,011,382</u>	
Revenue Return to Town over 20-year period	<u>\$1,772,188</u>	OR
	<u>88,609</u>	each year

The maximum tax yield will add \$1,330,250 to the total.

*According to the Comptroller, all revenues go to the general tax, not to the project.

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Brookline Redevelopment

B

Authority.

Application to the Mass. Dept.
of Community Affairs.

DATE

ISSUED TO

of

